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Doc#: 2304829083 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/17/2023 02:43 PM Pg: 1 of 4

230484/00156

Deed In Trust

Dec ID 20230101639593
ST/CO Stamp 0-322-842-448
City Stamp 1-665-019-728

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR, SANDRINE A. MBAH, a single person, of the City of Chicago, County of Cook and State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto THE GRANTEE, SANDRINE A. MBAH, as Trustee under the provisions of a trust agreement dated January 17, 2023 and known as the NORTH ASHLAND AVENUE TRUST (hereinafter referred to as "said trustee," regardless of the number of trustees), of 6526 N Ashland Ave, Chicago, IL 60626, and unto all and every successor or successors in trust under said trust agreement, the following describe a real estate in the County of Cook and State of Illinois, to Wit:

THE SOUTH 24 FEET OF LOT 19 AND THE NORTH 9 FEET OF LOT 18 IN BLOCK 1 IN BECHER'S ADDITION TO ROGER'S PARK A SUBDIVISION OF PARTS OF LOTS 2, 3 AND 4 IN THE PARTITION OF THE NORTH ½ OF THE SOUTH ½ OF THE SOUTH EAST ¼ OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A STRIP OF LAND 17 FEET WIDE CONVEYED BY JACOB REHM AND WIFE TO THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY, BY DEED DATED APRIL 29, 1903 AND RECORDED AS DOCUMENT 3409799, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General taxes for 2023 and subsequent years; Covenants, conditions and restrictions of record, if any.

Permanent Index Number: 11-31-415-022-0000

Address of Real Estate: 6526 N. Ashland Ave., Chicago, IL 60626

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways, or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above

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specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and d) if the conveyance is made to a successor or successors in trust that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earning, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earning, avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads and sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set her hand and seal on the date stated herein.

GRANTOR

Signed this 17 day of January, 2023

Sandrine A. Mbah

State of Illinois, County of DeKalb ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Sandrine A. Mbah is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)

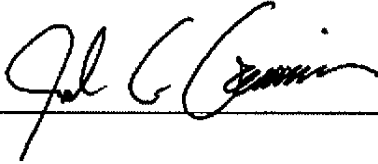
Given under my hand and official seal this 17th day of January, 2023.


Notary Public

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Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45(e), Cook County Ordinance 74-106(5) and Municipal Code of Chicago Chapter 3-33-060 (E).

DATE: 1.17.2023

SIGNATURE: 

Property of Cook County Clerk's Office

<p>This instrument was prepared by:</p> <p>John C. Germanier Sisul & Germanier, LLC 5120 Main Street, Suite One Downers Grove, IL 60515</p>	<p>Send subsequent tax bills to:</p> <p>Trustee North Ashland Avenue Trust 6526 N. Ashland Ave Chicago, IL 60626</p>	<p>Recorder-mail recorded document to:</p> <p>John C. Germanier Sisul & Germanier, LLC 5120 Main Street, Suite One Downers Grove, IL 60515</p>
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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 1 | 24 | 2023

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

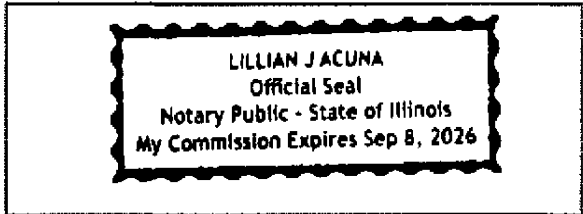
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): John C. Germanier, agent

On this date of: 1 | 24 | 2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 1 | 24 | 2023

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

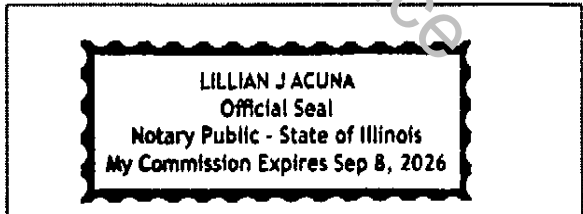
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): John c. Germanier

On this date of: 1 | 24 | 2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)